

EXHIBIT 2

VILLAGE MARKET
SUMMARY ANALYSIS OF COMMONWEALTH EDISON COMPANY
BILLING PROBLEMS

Executive Summary

The Village Market (VM) presently receives electric service from Commonwealth Edison Company (ComEd) under ComEd's standard Rate 6. The Village Market has two locations referred to as Village Market North and Village Market South. Village Market provides retail tenant space to small businesses, including the Mid City Bank.

Village Market North and Village Market South are separately metered by ComEd. ComEd treats each facility as a separate account and issues an electric bill monthly for each facility. Currently each facility has a Prime Meter that measures the total amount of electricity supplied by ComEd. In addition to the Prime Meter, ComEd has installed sub-meters to measure electric use for each tenant. ComEd uses the meter reading data from the sub-meters to issue bills for electric service to individual tenants. Each tenant facility also has a separate meter for heating and air conditioning use.

ComEd is supposed to use subtractive metering to bill Village Market for its own electric use. Under subtractive metering, usage by individual tenants is subtracted from usage on Prime Meter on the monthly billing statement. The remaining usage, after subtracting electric usage by individual tenants, is billed to Village Market. This remaining electric usage by Village Market is mainly for lighting and ventilation equipment.

TB&Z Realty, the management firm for Village Market, contracted with Schedin & Associates Inc. (S&A) and its partner Alliant Energy in August 1999 to investigate and consult on adjustments made to electric service account balances for both Village Market South and Village Market North in July 1999. The adjustment for the Village Market South was a credit adjustment for \$33,959.18, covering the period June 18, 1997 through February 19, 1998 (eight months). ComEd issued a debit adjustment of \$62,154.63 for Village Market North, covering the period May 31, 1996 through February 19, 1998 (twenty-one months). ComEd neither provided supporting workpapers that showed how these billing adjustments were reconciled to the service account balances nor an explanation of what these adjustments consisted of. S&A's scope of work for Village Market was to review the July 1999 billing adjustments provided by ComEd and to elucidate the actions taken by ComEd.

S&A's review of the ComEd billing problems at Village Market shows the following:

1. ComEd failed to properly subtract sub-metered tenant usage from bills issued to Village Market South causing Village Market to be over billed for electric service.

2. Adjustments for Village Market South are based on estimates that do not appear to match with the original billings in magnitude of actual usage or with the date of the billing periods.
3. A sub-metered fan which appeared in the South account in the original billings was switched to the North account in the "corrected" billings, thus creating a credit in one account and a debit in the other. The meter is physically located on the South account.
4. The Village Market South adjustment period covers an 8-month period and the Village Market North adjustment period covers a 21-month period.
5. It is unclear whether ComEd properly credited Village Market for payments made during the adjustment period. No account reconciliation workpapers have been provided by ComEd.
6. The debit adjustment for Village Market North is estimated. ComEd did not use actual meter reading data for the Prime Meter during the adjustment period.
7. Electricity supplied to Mid City Bank is metered through the Prime Meter at Village Market North. No sub-meter has been installed to bill Mid City Bank based on actual usage. Village Market understands that the Mid City Bank is receiving bills from ComEd, therefore the bills must be estimated. No credit adjustment appears on the Village Market North bill for Mid City Bank.

A summary of the preliminary estimated account reconciliation (as discussed below) for both the Village Market North and South over the Adjustment Period is as follows:

Outstanding One-Time Billing Errors	\$ 27,745
VM-South Prime Meter Overbilling	\$ 69,522
Reverse VM-North Adjustment Debit	\$ 62,155
Reverse VM-South Adjustment Credit	(\$ 33,959)
Total Owed to Village Market	\$ 125,463

The above reconciliated preliminary estimate of the total amount owed to Village Market does not consider other account adjustments outside of the Adjustment Period. These other account adjustments include approximately \$1.5 million owed to Village Market for overbilling of the VM-South Prime Meter since 1960 and any outstanding payments owed to by Village Market due to pre-arranged withholding during ComEd's promised investigation of these accounts. It does not account for any alleged underbilling of the VM-North, because ComEd has furnished only estimated Prime Meter data for the Adjustment Period. Other adjustments to the reconciliation estimate may be required based upon further investigation and study.

Recent History of Accounts

As previously indicated, ComEd made service account balance adjustments for Village Market South (ComEd Account No. DP29-KL-33420) and Village Market North (ComEd Account No. DP97-KL-34009) in July 1999. The balance adjustments were accompanied by "corrected billings" which purport to address double billing of a Prime Meter at Village Market South (VM-South) for a portion of the Adjustment Period, and alleged underbilling of a Prime Meter at Village Market North (VM-North) for the entire Adjustment Period.

The double billing error was caused by overpayment on the South Prime Meter because ComEd was not correctly subtracting out sub-metered accounts for Village Market tenants who pay ComEd directly for their electric usage. This erroneous billing condition appears to have existed at VM-South for decades. S&A has not completed a formal analysis of the billing data prior to the Adjustment Period, but we have prepared an estimate of the overbilling in the period between 1960 and May 31, 1996, based on findings of overbillings during the Adjustment Period. There also have been billing discrepancies of the VM-North account, as discussed below. We understand that Village Market has ComEd billing records dating back to 1960.

For the period beginning mid-February 1998, ComEd began issuing revised billing statements for VM-South to include subtraction of the sub-metered usage from the Prime Meter. The first revised statement for VM-South reflecting subtractions for the submetered usage was issued in June 1998. An investigation into the matter by ComEd also ensued. Any billing credit for the situation prior to February 1998 was withheld by ComEd until July 1999. At some point during this seventeen-month investigation period, ComEd and Village Market agreed that Village Market may withhold payments on future billings for electrical service until the matter was settled.

Although a Prime Meter apparently existed at VM-North during the Adjustment Period, it is unclear whether that Village Market was billed for North Prime Meter usage during this time, either gross or net of tenant sub-metering. ComEd also revised the billing statement for the VM-North account to include subtraction of the sub-metered usage from the existing Prime Meter. For the period beginning mid-February 1998, the first revised statement reflecting the subtractions for sub-metered usage for VM-North was issued in June 1998. In July 1999, ComEd issued an account debit for the VM-North account for electric service prior to mid-February 1998.

As previously stated, ComEd began issuing billing statements with subtractions for sub-metering at VM-North in June 1998. Electric usage to the Mid City Bank, a tenant at Village Market, is supplied through the Prime Meter. While the Mid City Bank is apparently receiving electric bills from ComEd, no sub-meter has been installed by ComEd to measure usage by the Mid City Bank. Therefore, it is unclear how ComEd is able to issue Mid City Bank a bill based on actual usage. No credit or subtractive adjustment appears on the VM-North ComEd bill for usage by Mid City Bank. Therefore, the lack of a sub-meter at Mid City Bank implies that the current billing statements for VM-North overstate Prime Meter electric usage and cause an another

overbilling situation for VM-North.¹ The lack of a sub-meter for the Mid City Bank is a continuing problem that needs to be corrected immediately to prevent further overbilling.

While ComEd has been aware of Village Market's dissatisfaction with its billing statements and has attempted to correct the situation, ComEd's actions have either been cursory or poorly communicated to the customer. Despite numerous requests from the customer, ComEd's service representatives failed to fully investigate the situation and provide any written reports for comment by the customer. The two July 1999 service account balance adjustments together totaled \$ 96,000 in adjustments. There was no attempt to describe to the customer how these figures were derived; two one-inch thick stacks of "corrected billings" arrived without so much as a letter of explanation. With such a large amount of money at stake and suspicions that the billing situation had not been fully corrected, TB&Z was forced to hire a consultant to review the account adjustments.

Merit of ComEd Account Adjustments

ComEd issued "corrected" billings that resulted in the July 1999 account credit and debit adjustments. The VM-South billing credit was \$33,959.18, covering the period 6/18/97 through 2/19/98 (eight months). The VM-North billing debit was \$62,154.63, covering the period 5/31/96 through 2/19/98 (twenty-one months).

Several discrepancies in the July 1999 account adjustments diminish the soundness of ComEd's accounting and call for the negation of the adjustments. These discrepancies are:

1. While some of the metered usages shown on the "corrected" billings match with those shown on TB&Z records of original billings, some are based on estimates that do not appear to match with the original billings in magnitude of actual usage or with the date of the billing periods.
2. A sub-metered fan which appeared in the South account in the original billings was switched to the North account in the "corrected" billings, thus creating a credit in one account and a debit in the other. A review of the ComEd metering at Village Market by S&A/Alliant shows that this meter is physically located at VM-South.
3. The time period covered by the VM-South credit adjustment (eight months) and the VM-North debit adjustment (twenty-one months) are not of the same length.
4. It is unclear whether the Village Market accounts were properly credited for the original billing amounts when the "corrected" billings were issued.
5. The VM-South account adjustment did not fully subtract sub-metered tenant usage. The "corrected" billing statements for VM-South subtract only 7 out of 19 sub-meters

¹ Village Market has repeatedly requested the installation of this sub-meter. All electric wiring to sub-meter Mid City Bank is complete. ComEd just needs to install the meter.

(excluding one "dead" meter).

6. The VM-North account adjustment consists of estimating monthly service for the North Prime Meter. Some of these monthly estimates for net Prime Meter usage are high compared to those in the billings statements received after February 1998.
7. ComEd has re-billed (and is currently billing) meter No. W983580 under the Heating and Air Conditioning Service rate, Rider 25. The meter was originally billed at a general service rate which would be inappropriate for a H/AC meter and would cause overbilling. It is unclear whether adjusted account balance for VM-North accounts for the difference in the two rates for this meter.

Billing Errors

In the course of reviewing the July 1999 account adjustments for both accounts, numerous billing errors were discovered. Exhibit 1 summarizes the following billing errors:

- One-time billing problems during the adjustment period,
- Errors with ComEd's July 1999 billing adjustments, and
- Several unresolved, on-going billing problems.

The types of one-time billing errors found include unreasonable estimates and two separate occurrences with double billing. It should be noted that on 11/11/99, VM-North received a \$6,940.87 billing credit for one of these discovered billing errors. The remaining one-time billing errors result in a credit owed to Village Market of \$27,745.

Historical Duration of Errors

The Village Market has been under current ownership since 1960. We understand that it is reasonable to assume that the Village Market has enjoyed a historical occupancy rate of at least 95%, about the same as present day. Despite the presence of a Prime Meter at VM-South since the opening of the shopping center, records show that subtractive billing of the tenant meters did not begin until February 1998. Therefore, it appears that Village Market has been overbilled by ComEd for over 39 years.

Estimation of Account Credits Owed by ComEd

Details of the analysis of the VM-South Prime Meter overbilling due to lack of subtractive billing is provided in the attached Exhibit 2. During the 21-month adjustment period, the amount of overbilling for the VM-South prime meter is estimated at \$69,522 using current rates. This estimate was determined by assuming that ComEd's current subtractive billing for VM-South is correct and comparing Prime Meter usage under the current billing (subsequent to February 1998) versus the original billing.

On an annualized basis, taking a twelve-month pro-ration of the above amount, a credit of \$39,726 is owed annually by ComEd due to lack of subtractive billing at VM-South (\$69,522 times 12 months per year, divided by 21 months in adjustment period). Based on 39 years of bill payments by Village Market at \$39,726 per year, Village Market may have been cumulatively overbilled for electricity valued at approximately \$1.5 million using current rates (\$39,726 per year times 39 years).

Other billing problems during the 21-month adjustment period are also detailed in Exhibit 1. The total credit owed to the VM-South account due to outstanding billing errors not related to the lack of subtractive billing is estimated at \$26,433.

Because it is known that ComEd's current subtractive billing for VM-North is not correct due to lack of a sub-meter at Mid City Bank, a comparison of Prime Meter usage under the current billing (subsequent to February 1998) versus the original billing is not feasible.

Account Reconciliation

As of December 5, 1999, the account balance according to ComEd for VM-South is \$85,286.62. The ComEd account balance for VM-North is approximately \$60,000. These account balances presumably include the July 1999 account adjustments referred to herein and a second credit adjustment made November 1999 for the VM-North account in the amount of \$6,940.87.

The above account balances are not representative of the amount owed by Village Market once the accounts are reconciled for the documented errors. An accurate account reconciliation requires a detailed monthly accounting of debits by ComEd for electric service, credits for payment by Village Market, and account adjustments by ComEd. It is unclear whether late payments fees have been charged to the accounts during the period in which ComEd agreed that Village Market may withhold payment for electrical service until the matter was settled. Both prior to and during the period that Village Market reduced its payments to ComEd, Village Market did pay at least a portion of its total electric bill as follows:

<u>Year</u>	<u>Total Payments to ComEd (all accounts)</u>
1996	\$ 94,628
1997	\$ 109,464
1998	\$ 17,816
1999	\$ 14,586

On the debit side, Village Market has provided S&A with a complete set of billing statements from ComEd during the adjustment period. This billing data is summarized Exhibit 2 for VM-South and Exhibit 3 for VM-North. Village Market has also provided S&A with records for prior years and will make available to us all electric billing statements dating back to the opening of the Village Market. On the credit side, ComEd needs to provide a history of account payments by Village Market; this information is necessary to accurately determine what is included in their stated balances.

Further Conclusions

- Poor customer service by ComEd regarding the Village Market billing situation has resulted in a high level of frustration and the seeking of outside consulting services by TB&Z.
- ComEd needs to demonstrate that the Village Market accounts can be accurately billed. The billing statement for VM-North is still inaccurate due to the lack of a submeter for Mid City Bank.
- ComEd needs to provide Village Market with a detailed monthly accounting of both credits and debits before a reconciliation of the accounts can be attempted.

Exhibit 1 - Village Market Electric Billing Problems

BILLING PROBLEMS DURING ADJUSTMENT PERIOD

5/31/96 thru 2/19/98

Billing of Phantom Meters

Meters that have no physical relation to Village Market but appear on billing statements. The figures below relate to the adjustment period, but the problem is **on-going**.

Meter D282281 - Owed to VM: \$127

Meter W266741 - Owed to VM: \$104

~~03/20/97 thru 04/18/97~~

~~Out Of Bonds Meter Estimate~~

~~The next month following a period covering a 171 day billing period, South meter G090137 (H/AC2) was estimated at 163,080 kWh and 79.2 kW for a cost of \$7,629.04. The normal 30-day usage on this meter is less than 24,000 kWh at a cost of \$2,000.~~

~~Owed to VM: \$ 5,629~~

(This billing error was credited to the VM-North account on 11/11/99 in the amount of \$ 6,940.87.)

06/18/97 thru 09/17/97

Double Billing Of 61 Day Period

ComEd changed the format of its bill for certain meters from a short page to a long page during this period. VM was billed for the 61 day period from 6/18/97 thru 8/18/97, then the following month for the 91 day period from 6/18/97 thru 9/17/97 for some of the same meters.

Owed to VM: \$ 25,219

5/31/96 thru 9/30/96 (122 days) and

9/30/96 thru 3/20/97 (171 days)

Estimation of Demand During Billing Delays

ComEd had back-to-back billing delays of 4 and 6 months. The bills that were received had demand charges that reflected the highest demand occurring during the elongated period, charged for the entire period. The primary cost increase to VM is associated with the H/AC meter for the North, as calculated by the difference of the cost of the highest demand versus expected demand, as follows:

Meter	ComEd Est kW	Expected kW	Charge	Mos. Error	Tax, etc.	Cost
G983580	80.4 kW	40 kW (winter)	\$1 1.13/kW-mo	5	11%	\$2,295

5/31/96 thru 6/18/97

6/18/97 thru 2/19/98

Double Billing of South Prime Meter Subaccounts

VM is owed credit to its account due to the lack of subtraction of submetered usage from the prime meter. The difference between the expected usage and the as-billed usage result in the credit figures below and relate to the adjustment period only.

Meter	Billed	Expected	Charge	Mos. Error	Tax, etc.	Cost
G137787	160 kW	12 kW	\$11.13/kW-mo	21	11%	\$38,397
G137787	57,000 kWh	20,000	\$0.04397/kWh (10,00 kWh)	21	11%	\$10,249
			\$0.03317/kWh (27,000 kWh)	21	11%	\$20,876

Owed To VM: \$69,522

On an annualized basis at current rates, a yearly credit of \$39,726 is owed based on the above calculations.

(Note -- in the ComEd adjustment for VM-South, 7 out of 19 submeters were subtracted over a period of

eight months. The ComEd adjustment is not reflected in the above calculations.)

TOTAL Credit Owed To Village Market – Adjustment Period (5/31/96 thru 2/19/98): **\$ 97,267**

(Above does not include subtractive billing problems for VM-North or unnecessary expense of Energy Insight Reports)

PROBLEMS WITH JULY1999 COMED BILLING ADJUSTMENTS

6/18/97 thru 2/19/98

Billing Adjustment of South Prime Meter

- There was no accounting given for previous payments for submeters under this account. ComEd needs to provide a reconciliation of how the adjustment credit totaling \$33,959.18 was determined.
- A large credit was given for meter number G165580 by its removal from the South billing statement and its addition to the North billing statement. This portion of the credit is without value, since the service obtained under this meter had already been billed. Further, the debit and credit related to “moving” this meter do not cancel each other out because the length of the adjustment periods for the North and South differ.
- No reason to have the Adjustment Period for Village Market South differ in length from that of Village Market North.
- The “corrected billings” subtracted usage from only 7 out of 19 submeters. Subtracting the remaining 11 submeters would yield the following additional credits (for information as added error):

<u>Meter</u>	<u>Billed</u>	<u>Expected</u>	<u>Charge</u>	<u>Mos. Error</u>	<u>Tax,etc.</u>	<u>Cost</u>
G137787	130 kW	12 kW	\$11.13/kW-mo	8	11%	\$11,662
G137787	40,000 kWh	20,000	\$0.04397/kWh (1 st)	8	11%	\$ 7,809

For the reasons stated above, the credit given to VM-South is of no value and should be negated:

Billing Credit Owed to VM (negate account adjustment): **\$ - 33,959**

5/31/96 thru 2/19/98

Billing Adjustment of North Prime Meter

- There was no accounting given for previous payments for submeters under this account. ComEd needs to provide a reconciliation of how the adjustment debit totaling \$62,154.63 was determined.
- No reason to have the Adjustment Period for Village Market North differ in length from that of Village Market South.
- Estimation of demand every month during 21-month adjustment period for a prime meter that did not exist during adjustment period.
- Records of usage of submeters do not match estimated usage of submeters during adjustment. Nearly all sub-meters were estimated during entire adjustment period. Dates of re-billing do not match actual bills, therefore there is no correlation with actual usage.

- A large debit was given for meter number G165580 by its addition to the North billing statement and its removal from the South billing statement. This portion of the debit is without merit, since the service obtained under this meter had already been billed. Further, the debit and credit related to "moving" this meter do not cancel each other out because the length of the adjustment periods for the North and South differ.
- Possible credit due for a lack of subtractive metering from pre-existing prime meter.

For the reasons stated above, the credit given to VM-North is of no value and should be negated.

Billing Credit Owed to VM (negate account adjustment): \$ 62,155

Reconciliation for Adjustment Period

Billing credit owed to VM due to billing errors + negation of July 1999 billing adjustments: \$125,463

CURRENT BILLING PROBLEMS (POST ADJUSTMENT PERIOD)

5/31/96 thru 2/19/98 Billing of Phantom Meters

Meters that have no physical relation to Village Market but appear on billing statements. \$5 / mo

2/19/98 Creation of North Prime Meter – Error Propagation

On the above date, a prime meter allegedly was installed at the North entrance and all other meters were re-installed. For the billing period beginning with this date, the current billing format began where all known general service meters are subtracted from the prime meter. The first bills under this format were not issued until June 1998. The purpose of a prime meter is to capture end use of electricity that is not otherwise metered. A one-line diagram of the shopping center would show if the prime meter is indeed necessary, or if all end uses are submetered. The prime meter is detrimental in that when the subaccounts are estimated or have any associated errors, those same problems appear in the billing for the prime meter yet multiplied by the number of meters having problems during the same period. Because of submeter problems, the usage associated with the prime meter can experience undue fluctuation with added expense for Village Market.

2/19/98 Rewiring of South Prime Meter – Error Propagation

On the above date, all meters at the South entrance were re-installed. For the billing period beginning with this date, the current billing format began where all known general service meters are subtracted from the prime meter. The first bills under this format were not issued until June 1998. Because of submeter problems as stated above, the usage associated with the prime meter can experience undue fluctuation with added expense for Village Market.

Village Market South
Original Billings from ComEd

Totals For the Adjustment Period					
(5/31/96 thru 2/19/98)					
		Meter No	kWh	kW	Totals
H/AC		G983661	405,077	not additive due to delayed billing months	\$39,652.94
Unknown		W266741	1,254		\$104.33
Main		G137787	1,186,710		\$93,894.07
340			0		\$0.00
342			0		\$0.00
344			0		\$0.00
346		G125033	37,629		\$21,900.85 **
347		S859142	12,788		\$0.00
348			0		\$0.00
349		G165375	10,489		\$1,300.00
353		G201068	36,768		\$4,682.04
357			0		\$0.00
Ath 1			0		\$0.00
Ath 2		G657589	10,919		\$1,317.71
Beauty			0		\$0.00
Block			0		\$0.00
Emergenc		G990869	3,307		\$322.67
Fan moved to North			109,518		\$7,848.68
House		G165565	111,077		\$5,623.56
LL Off		G165570	87,970		\$5,916.11
Panel K		W968725	44,367		\$0.00
Parking		W004904	13,335		\$325.16
Tan 1		G489592	6,754		\$949.43
Tan 2			0		\$0.00
Unknown		D282281	0		\$126.62
			2,077,962		\$183,964.18
Start date:	05/31/1996				
End date:	02/19/1998				
			Avg kWh/mo		Avg \$/mo. **
No. mos.:	21		99,108		\$8,774.13
* Average monthly cost of electricity does not include all charges for customer, fuel adjustment, decommissioning, taxes and late fees. Also, fan meter 165580 was moved from the South billing statement to the North billing statement during this period.					

Village Market South
Original Billings from ComEd

Actual Bill - individual meter billings					
From	05/31/1996				
To	07/01/1996	unless otherwise noted			
	Meter No	kWh	kW		
H/AC	G056208	34140	127.2	\$3,644.24	
Unknown	W266741	0	0	\$0.00	
Main	G080411	0	0		
340					
342					
344					
346	G125033				
347	S859142	629	1.5	incl	
348					
349	G165375				in Lieu Dm
353	G905430	1310	19.3	\$423.04	Rate 94
357					
Ath 1					
Ath 2	G054029	7	0.8	\$10.15	
Beauty Block					
Emergenc	G990869	358	0.6	\$39.28	
Fan	G162719	8311	12.7	\$630.50	
House	G162718	5989	10.7	\$480.29	
LL Off	G686984	4148	15.5	\$457.41	
Panel K	W968725			incl	
Parking	W004904			incl	
Tan 1	G489592	461	7.0	\$62.74	
Tan 2					
Unknown	D282281	0	0.0	\$9.35	
Total		\$55,353.00	\$195.30	\$5,757.00	
Main	W904757				
Custmr + Fac Rent			\$15.94		
Energy	0.04397	30,000	\$1,319.10		
	0.03317	-30,000	-\$995.10		
Demand	11.13	177.6	\$1,976.69		
FA, dec	0.00365	0	\$0.00		
subtotal			\$2,316.63		
fr, reg, mun	10.7890%		\$249.94		
Total			\$2,566.57		
Unknown	W266741				
Energy	0.03317	0	\$0.00		
Demand	11.13	0	\$0.00		
FA, dec	0.00365	0	\$0.00		
subtotal			\$0.00		
fr, reg, mun	10.7890%		\$0.00		
Total			\$0.00		

Village Market South
Original Billings from ComEd

From	07/01/1996				
To	07/31/1996	unless otherwise noted			
	Meter No	kWh	kW		
H/AC	G056208	47040	123.6	\$4,070.34	
Unknown	W266741	0	0	\$0.00	
Main	G080411	0	0		
340					
342					
344					
346	G125033				
347	S859142	643	1.5	incl	
348					
349	G165375				inLieuDmd
353	G905430	1516	19.3	\$432.61	Rate94
357					
Ath 1					
Ath 2	G657589				
Beauty Block					
Emergenc	G990869	243	0.5	\$31.63	
Fan	G162719	8582	11.9	\$625.30	
House	G162718	6128	10.0	\$483.86	
LL Off	G686984	4211	14.8	\$446.60	
Panel K	W968725			incl	
Parking	W004904			incl	
Tan 1	G489592	316	7.0	\$45.67	
Tan 2					
Unknown	D282281	0	0.01	\$9.35	
Total		\$68,679.00	\$189.40	\$6,145.36	
Main	W904757				
Custmr + Fac Rent			\$15.94		
Energy	0.04397	30,000	\$1,319.10		
	0.03317	-30,000	-\$995.10		
Demand	11.13	177.6	\$1,976.69		
FA,dec	0.00365	0	\$0.00		
subtotal			\$2,316.63		
fr,reg,mun	10.7890%		\$249.94		
Total			\$2,566.57		
Unknown	W266741				
Energy	0.03317	0	\$0.00		
Demand	11.13	0	\$0.00		
FA,dec	0.00365	0	\$0.00		
subtotal			\$0.00		
fr,reg,mun	10.7890%		\$0.00		
Total			\$0.00		

Village Market South
Original Billings from ComEd

From	07/31/1996				
To	08/29/1996	unless otherwise noted			
	Meter No	kWh	kW		
H/AC	G056208	46860	124.8	\$3,956.85	
Unknown	W266741	0	0	\$0.00	
Main	G080411	0	0		
340					
342					
344					
346	G125033				
347	S859142	593	1.5	incl	
348					
349	G165375	704		118.69	133 days
353	G905430	1554	19.3	\$426.30	Rate94
357					
Ath 1					
Ath 2	G657589				
Beautv					
BLOCK					
Emergenc	G990869	115	0.2	\$20.29	
Fan	G162719	7477	11.8	\$547.70	
House	G162718	5303	10.8	\$427.80	
LL Off	G686984	3606	15.1	\$410.76	
Panel K	W968725			incl	
Parking	W004904			incl	
Tan 1	G489592	192	7.0	\$30.90	
Tan 2					
Unknown	D282281	0	0.0	\$9.35	
Total		\$66,404.00	\$190.50	\$5,948.64	

Main	W904757				
Custmr + Fac Rent			\$15.94		
Energy	0.04397	30,000	\$1,319.10		
	0.03317	-30,000	-\$995.10		
Demand	11.13	177.6	\$1,976.69		
FA,dec	0.00365	0	\$0.00		
subtotal			\$2,316.63		
fr,reg,mun	10.7890%		\$249.94		
Total			\$2,566.57		
Unknown	W266741				
Energy	0.03317	0	\$0.00		
Demand	11.13	0	\$0.00		
FA,dec	0.00365	0	\$0.00		
subtotal			\$0.00		
fr,reg,mun	10.7890%		\$0.00		
Total			\$0.00		